

6/06/11 2:00:33  
DK W BK 658 PG 728  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**PREPARED BY AND RETURN TO:**

**Select Title & Escrow, LLC**

✕ **Almon M. Ellis, Jr., Attorney (MS Bar # 101914)**

**7145 Swinnea Road Suite 2**

**Southaven, MS 38671**

**(662) 349-3930**

**File # 11-1064**

Indexing Instructions: Lot 6, Beaumont Estates Subdivision, in Sec 31, T1S,  
R7W, Plat Book 56, Pg 16, DeSoto County, Mississippi

**GRANTORS:**

Giles B. Colbert and Bette B. Colbert

6772 Beaumont Circle

Southaven, MS 38671

HOME: 662-536-3871

WORK: N/A

**GRANTEES**

Giles B. Colbert and Bette B. Colbert

6772 Beaumont Circle

Southaven, MS 38671

HOME: 662-536-3871

WORK: N/A

## **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Giles B. Colbert and Bette B. Colbert, husband and wife** do hereby sell, convey and warrant unto **Galen B. Colbert, SUBJECT TO A LIFE ESTATE RETAINED BY Giles B. Colbert and Bette B. Colbert, husband and wife**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 6, BEAUMONT ESTATES SUBDIVISION, in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Being the same property conveyed to Giles B. Colbert and Bette B. Colbert by Warranty Deed of record in Book 431, Page 443, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Parcel # 1079-3111.0-00006.00

Property Address: 6772 Beaumont Circle, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

THE GRANTORS HEREIN do specifically reserve unto themselves a life estate in and to the above described property.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 1<sup>st</sup> day of June, 2011.

Giles B. Colbert (SEAL)  
Giles B. Colbert

Bette B. Colbert (SEAL)  
Bette B. Colbert

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Giles B. Colbert and Bette B. Colbert**, husband and wife, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 1<sup>st</sup> day of June, 2011.

[Signature]  
Notary Public

(SEAL)

My Commission Expires:

